
STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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FOR IMMEDIATE RELEASE

Deadline for Homestead Credit Applications for Annually Assessed Mobile Homes is March 3

Indianapolis, IN ... The final date to apply for the homestead credit and all deductions for an annually assessed mobile home this year is March 3, 2003. Normally, the deadline is March 1, but it is March 3 this year since March 1 falls on a Saturday. Applicants can get homestead credit application forms at their local township assessors' offices.

Township assessors use the **2002 Real Property Manual and Guidelines** in the assessment of annually assessed mobile homes. The assessor assigns separate values to the residential and non-residential portions of the owner's parcel just as they do in the case of real property. The auditor then applies the credit to the value of the residential portion of the parcel when calculating the tax bill.

After receiving the assessments, which were mailed in January 2003, owners of annually assessed mobile homes may contact the township assessor if they think the assessments of their mobile homes and improvements are too high. The true tax value of any property in Indiana is to be equal to its market value-in-use as defined in the **2002 Real Property Manual**. But if there exists a better indicator of true tax value, such as purchase price and sale or appraisal documents or recent sales in the mobile home park of similar dwelling units, the owner may submit these documents to the assessor and file an appeal.

Improvements that are eligible for the homestead credit are one garage, attached or detached, and any site built improvement attached to the mobile home, i.e. porch or deck. Yard structures and swimming pools or sheds are considered non-residential improvements and do not qualify.

The total deductions a mobile home may receive may not exceed one half of the assessed value of the mobile home. Other deductions than the homestead credit would be mortgage, over 65, blind/disabled, veterans, and standard deductions.

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